

**Consideration for approval of long term lease proposal, Gene Stratton-Porter
Historic Site, Sower Farmhouse**

Statements of Intent were advertised at least three times in March and April, 2009, in the following newspapers:

Kendallville News-Sun
Fort Wayne Journal Gazette
The Elkhart Truth
South Bend Tribune
Indianapolis Star

There were two responses to the Statement. Of these responses, staff recommends that the Natural Resources Commission accepts the proposal from Historic Landmarks Foundation of Indiana (HLFI) based on a variety of factors including cost to the Division, oversight involvement, term, etc. Of the proposals received, the HLFI proposal is considered to be most appropriate for the fulfillment of the statement of intent.

Historic Landmarks Foundation of Indiana proposes to market the property for potential sublease of the property to an entity interested in the rehabilitation of the farmhouse. The sublessee will pay HLFI a rent equal to the administration costs associated with the oversight of the lease. HLFI will assume management of the property and will consult with the Division when rehabilitation plans have been set in order to comply with the Secretary of the Interior's standards for treatment of historic buildings. HLFI is aware and has agreed to the Division's suggested changes to the proposal (primarily the code restriction of a 25 year term with a renewal period of 10 years).

A draft lease has been submitted to DNR for editing considerations and contract negotiations. Upon approval by the Commission, that lease will be moved forward into the signature route.

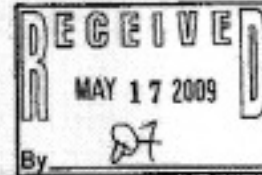
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May 11, 2009

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Lafayette, IN 47909(423) 322-6540 Cell-Tennessee
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Indiana States Museum & Historic Sites
650 W. Washington St, Indianapolis, IN 46704

I have been to Rome City and viewed the property known as the Sower Farm House, 1205 Pleasant Point, Rome City, Indiana. I am willing to donate up to \$15,000.00 in labor for a period of two years to restore and maintain this property. Materials are to be paid for by the State of Indiana. This is due to not knowing how much of restoration to 1886 is needed. This being due to all of the hidden factors in said property. RE: Siding (has holes been drilled for insulating purposes); Roof (1886 Slate tile was used for roofing) has since been changed to shingles. This has a significant cost difference. These are a few examples.

I and my family will be residing in the house rent free while I do the work. I can provide a detailed timeline of said completion of work, when I know more about the restoration that the State Historic Administration is willing to do. A close timeline will be estimated as follows:

- Exterior to be complete in 3 to 4 months; this will include chimney taken down to bedroom ceiling and re-laid.
- Roof torn off and new installed; new flashings and flat roof to be done.
- Steel siding to be torn off to expose original siding. This is where a lot of the problems may be found. We are unable to see what is under existing 'till work is to begin.
- The house will be painted and caulked white as was originally.
- Kitchen will be next with a 3 month timeline due to total removal and replacement.
- Each room upstairs can be completed in two months
- I am concerned about drainage around the house. Perimeter needs to be trenched and And drain tile installed. This will take care of basement seepage.

This should leave extra time for any hidden things that may arise.

Insurance on said property shall be carried by state. I will carry renters Insurance and personal liability insurance on my family and belongings. This is due to my not having a permanent interest in the property. I am considered someone with a lease agreement.

A plan for public visitation is up to the state as long as I am notified with at least a 3 month notification to allow me to make arrangements.

There are still a lot of variables in this property and restoration. This will affect the timeline

I do thank you for your time. If you have questions or need any more information, feel free to call.

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Phone #'s at top of page